

Dayton Planning Board
July 17, 2018

Members Present: Dan Plourde, Bruce Reynolds, John Boissonnault, Darren Adams, Shannon Belanger

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Steve and Lisa Morse
Samuel Merritt

Administrative:

Meeting Minutes were read from June 19, 2018. Darren Adams made a motion to accept the minutes and Shannon Belanger seconded the Motion. All voted in favor.

Old Business:

Wilderness Acres—Steve and Lisa Morse—request to split remaining acreage into two lots.

Steve and Lisa Morse appeared before the Board with their proposal to split the remaining acreage into two lots.

Dan noted that the need to widen the culvert by the brook will be waived because Lisa and Steve had mentioned that wooden rails will be put on each side.

Lisa also said that there is another culvert that they need to extend.

Dan asked if they wanted to waive the big one for shoulders and Lisa said yes.

Dan stated that this is the preliminary amendment.

Shannon asked if the abutters have been notified?

Lisa said they have not. She said she thought the abutters had to be notified for a Public Hearing, not a preliminary plan.

Dan asked if these were the last two lots and said the rest are built up.

Lisa said yes.

Dan asked Shannon what she was thinking.

Shannon asked if the prior plan showed contours.

Lisa said she believes so. She does not have it with her.

Shannon asked if they have test pits for both lots.

Lisa said they have them for the upper lot and they already have the septic design for that one.

Dan asked that the proposed guard rails be shown on the plan.

Steve said he can do that before he sells the second lot.

Shannon asked where the house is going on Lot 3.

Steve said it will be down in the corner.

Jim said that the future lot needs two test pits.

Shannon asked if there is open space for this subdivision.

Lisa said they don't have any designated and asked if they need to.

Shannon said a subdivision over 35 acres needs 10 per cent open space.

Lisa said that this is the first they have heard of this.

John noted that the Buda subdivision did not have 10 per cent.

Shannon stated that they proposed three acres.

Shannon said the plan should show monumentation along the right-of-way between Lots 3 and 3A.

Shannon asked if there is an association for the road.

Lisa said that there hasn't been due to the initial chaos, but believes they can get one now.

Shannon asked if there was anything about an association when the deeds were conveyed and Lisa said that they did not say anything.

Shannon asked about the road and Lisa said it will be 20 feet wide with three-foot shoulders.

Shannon asked if it will be paved and Lisa said it will be gravel.

Shannon said she did not know what to do about the open space requirement.

Lisa asked if it could be waived.

Jim said that the Planning Board Chairman back then didn't think it was needed.

Lisa asked what the purpose is.

Shannon said one reason is to protect wetland areas.

Lisa said that they have been doing this for 12 years and it is the first time we have heard of this. Can it be waived?

Shannon said that the open space on either side of the right-of-way could be used as the open space.

Darren said he thought if we designate this as open space that it would be okay.

Lisa said that Lot 3 is 20.04 acres and Lot 3A is 15.78 acres with its own right-of-way.

Shannon said that the Plan should say that Lot 3A owns the right-of-way, but an association should be formed.

Dan noted that it would be in the best interests to form an association if the owners agree.

Lisa said that the lender may even require an association.

Steve said that most people expect it now.

Dan said he realized that it puts a little pressure on them to attempt to have an association.

Lisa asked how you can enforce house numbers to be visible from the street and Jim said that it is in the ordinance.

Shannon asked about utility poles.

Lisa said that there are three up to just before the hammerhead.

Shannon said they need to be shown on the Plan.

Shannon asked if a site walk was needed or if it could be waived.

Darren made a motion to waive a site walk and John seconded it. All were in favor.

Linda will notify the abutters on the application and let them know that they can contact the Planning Board with comments or concerns. The \$400 amendment fee was paid.

San asked if he does not split the lot could he put a driveway in.

Dan said that is on the original plan with the driveway on Apple Blossom Lane for a single lot.

Sam asked if the Board would approve it.

Dan asked where the 125-foot road frontage is and Jim said it is on Apple Blossom Lane.

Dan noted that there is a hammerhead.

Jim said that there is road frontage for one lot, but not for two.

Jim said there is frontage on Route 35.

Dan said there is frontage there with a hammerhead.

John asked if two lots could he go with this design to get frontage.

Shannon said he could flip the hammerhead to give more frontage. About 158 feet.

Jim noted that Bubbling Brook Road starts at Apple Blossom Lane.

John asked why a hammerhead was put in and Jim said it was a turnaround for emergency vehicles.

Sam said he would do whatever the Board said.

Dan stated that he can do what was already approved and go by the requirements of the subdivision plan.

Shannon noted that it is written to come in the less travelled way.

John asked if it gives him any leeway with a tractor trailer to come in off Route 35 if he makes a 30-foot driveway.

Sam said he thought it would be safer to come in from Route 35. Dan agreed that it probably would be.

Shannon asked if there is a homeowner's association.

Sam said she is out of it now and turned it over to the owners.

Sam asked what he needs to do if he decides to split in two.

Dan said he would need to apply for an amendment to the amendment.

Sam asked if he leaves it as one lot could he apply for a permit.

Dan asked if he has to apply to the association for a permit to bring a tractor trailer in.

Jim said only if it is restricted.

Dan stated that he can build now on one lot.

Sam said that he would get back to the Board when he decides what they are going to do.

Other Business:

None discussed.

Bruce Reynolds made a motion to adjourn and Darren Adams seconded it. All in favor. The meeting adjourned at 8:15 PM. The next meeting will be on July 31, 2018, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 8/14/18

Linda Bristol, Secretary

Dan Plourde Date: 8-14-18

Dan Plourde, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

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